



Instinct Guides You



## Stanley Street, Weymouth £1,300 PCM

- Long Term Let
- Three Bedrooms
- Large Kitchen
- Close to Town Centre
- EPC -
- Open Plan Kitchen/Diner
- Courtyard Garden
- Excellent Transport Links
- Downstairs Cloakroom
- Council Tax -



**Submit Your Application Today...**

Head to [www.wilsonsominey.co.uk](http://www.wilsonsominey.co.uk) to complete our application form

[Complete Our Application Form](#)

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.

**Lettings & Property Management**



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A terraced COTTAGE a short walk to the GEORGIAN SEAFRONT and a level stroll into WEYMOUTH TOWN CENTRE, TRAIN STATION AND TRANSPORT LINKS.

The entrance welcomes you into an open plan lounge/dining area, excellent for entertaining, the space feels light and open and flows into a large kitchen at the rear of the property. The kitchen is a generous space with plenty of storage and a door that leads through into a private courtyard at the rear. A downstairs cloakroom is found at the back of the dining room.

To the first floor is a long landing which really shows the depth of the property. At the front of the house is a great size double bedroom, with bay window that allows plenty of natural light in and plenty of space for storage. Adjacent to the bedroom is a large airing cupboard. Another double bedroom is found down the hallway and benefits from the same storage capacity as the first. At the rear of the first floor is the family bathroom, with shower over bath and good natural light.

To the second floor of the property we find the final double bedroom, the room has great character and is a very generous size, with plenty of space for furniture.

EPC - In progress  
Council tax - B

## Room Dimensions

### Application Process

Due to the current high level of demand, we are asking all prospective tenants to submit an application prior to viewing. Once in receipt of an application, the landlord will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[wilsontominey.co.uk/application](http://wilsontominey.co.uk/application)

**Living Room 10'7" x 22'11",242'9" max exc staircase (3.23m x 7.74m max exc staircase)**

**Kitchen 10'1" x 12'10" max (3.09m x 3.92m max)**

**Bedroom One 10'7" x 13'6" (3.23m x 4.13)**

**Bedroom Two 7'3" x 14'2" maximum exc cupboard (2.23m x 4.34m maximum exc cupboard)**

**Bedroom Three 10'11" x 22'0" max (3.34m x 6.72m max)**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>84</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         | <b>83</b> |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.